78.5 Acres Palo Alto County
Section 28 Rush Lake Township

3 miles west of Mallard on B63

**Legal:** West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-eight (28), Township Ninety-four (94) North, Range Thirty-three east of the 5th PM, Palo Alto County, Iowa.

**Description:** The Smith farm is an inside nearly all tillable farm. The farm contains 76.89 FSA crop acres including 12.61 acres of CRP. A county dredge borders the farm to the south. The farm is bordered on the north by county road B63.

**Soils:** Cylinder, Nicollet, Estherville, Waldorf, Clarion, Calco, Wadena, Biscay, Talcot, Linder, Canisteo

**CSR2 63  CSR 69.2**

<table>
<thead>
<tr>
<th>FSA Information</th>
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<tbody>
<tr>
<td>Cropland acres</td>
<td>76.89</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>38.2</td>
</tr>
<tr>
<td>Soybean Base</td>
<td>24.8</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>143</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>41</td>
</tr>
<tr>
<td>CRP: 9.71 ac @ $345.60/ac 2016-2031</td>
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</tr>
<tr>
<td>2.9 ac @ $197.20/ac 2007-2022</td>
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**RE Taxes:** Real estate taxes are $1658 annually.

**Possession:** Possession of the Smith farm will be at close.

**Price:** $570,000.00

**Broker's Note:** The ACRE Co. is pleased to be selling the Smith farm. Land Buyers, here is a great nearly all tillable farm on a hard road west of Mallard. The Smith farm would make a great land investment or addition to your family farming operation. Call Jon Hjelm ALC for more information.

**Smith Family Trust - owner**

Call us to sell your farm!
Soils Map

State: Iowa
County: Palo Alto
Location: 25-94N-33W
Township: Rush Lake
Acres: 76.89
Date: 11/16/2017

Call The ACRE Co. to sell your farm!

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.